AMENDED ORDER

WHEREAS the Petitioner requested a zoning variance to permit a distance between buildings of 18 feet for lot 30 from lot 29 in lieu of the required 25 feet; and,

WHEREAS, THE Zoning Commissioner granted the variances requested in an Order dated May 20, 1988; and,

WHEREAS, THE Order contained inaccurate restrictions which do not clearly define the ingress and egress easements.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this ______day October, 1988, that this Amended Order shall replace the original Order of May 20, 1988 and the new Order and restrictions shall be in full effect and controlling.

The Petitioner herein requests a zoning variance to reduce the building to a building setback (Minimum 25') of 18 feet, as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner appeared and was represented by Robert J. Ryan, Esquire. He was supported by the testimony of the landowner. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County that a zoning variance to reduce the building to a building setback (Minimum 25')of 18 feet, in accordance with Petitioner's Exhibits 1 and 2, be and the same is hereby GRANTED, subject to the following restrictions:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

2. The Petitioner shall cause to be

Fields at Seminary" prohibiting all front, side and rear yard fences of any kind.

3. The Petitioner shall execute and record an appropriate document among the Land Records of Baltimore County establishing an ingress and egress easement over Lot 29 for the benefit of Lot 30. The easement shall be 5' wide and shall be adjacent to the north 35 deg. 40' 00" east 114.10' line of division between the lots.

4. The Petitioner shall cause the deeds of Lots 21, 22, 23, and 24 to specifically reference zoning case No. 88-416-A.

> ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: Peoples Counsel

0 8 6

County this ______day of MAY, 1988 that a zoning variance to reduce the building to a building setback (Minimum 25') of 18 feet, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby

> 1. The Petitioner may apply for his receipt of this Order; however, Petitioner the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible tor returning, said property to its original

2. The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records of Baltimore County for Lots 29, 30 and 31 of "The Fields at Seminary" prohibiting all front, side and rear yard fences of any kind.

3. The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records for Lot 29 of "The Fields at Seminary" creating ingress and egress access easements for the benefit of Lot 30.

4. The Petitioner shall cause the deeds of

ZONING COMMISSIONER OF

JRH:mmn

setback (minimum 25') to 18'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Lot size with present zoning requirements precludes the installation of housing that would be compatible with the adjacent

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore

BALTIMORE COUNTY

cc: Peoples Counsel

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

October 6, 1988



Robert J. Ryan, Esquire Moore, Carney, Ryan and Lattanzi 4111 E. Joppa Road Towson, Maryland 21204

RE: Petitions for Zoning Variance- Amended Orders Case No. 88-415-A and 88-416-A

Dear Mr. Ryan:

Enclosed please find the Amended Orders regarding the above captioned case.

> Very truly yours, Zoning Commissioner

JRH:mmn att. cc: Peoples Counsel GRANTED, subject to the following restrictions:

building permit and be granted same upon is hereby made aware that proceeding at this time is at his own risk until such time as condition.

lots 29, 30 and 31 to specifically reference coning case #88-415-A.

J. Robert Faires

cut Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the day of Conty Zoning Commissioner of Baltimore County. ETTIMATED LENGTH OF HEARING (-1/3LE). WAILABLE FOR HEARING MON. /TUES. /WED. - NEXT TWO MONTHS Set with 4247 REVIEWED BY: CL2

ORDERED By The Zoning Commissioner of Baltimore County, this

DRAFT AMENDMENT TO MEMORANDUM-AND ORDER

CASE NO. 88-416-A

T. W. S., INC.

Proposed Change to Paragraph 2:

Proposed Changes to Paragraph 3:

Proposed Change to Paragraph 4:

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

been established for this community.

Attorney's Telephone No.:

to specifically reference zoning case #88-416-A.

PETITIO FOR ZONING VF ANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section _1BO1.2C1_To_reduce_the_building_to_building_

lots and the entire subdivision. Smaller housing units or housing

units which would meet the setback requirements would be in direct

conflict with the area market level and level of quality that has

Lot #30, #22 Summer Fields Ct. (The Fields at Seminary S.M. \$5/138)

rertised as prescribed by Zoning Regulations.

(T)pe or Print Name)

Signature

T.W.S., Inc.

City and State

Sous York Road

above Variance advertising, posting, etc., upon filing of this o be bound by the zoning regulations and restrictions of the Zoning Law For Baltunore County.

I We do solemnly declare and affirm,

3 5

under the penalties of perjury, that I we are the legal owner(s) of the property

which is the subject of this Petition.

8700 01d Harford Rd. 661-1962

Baltimore, MD 21234

Name, address and phone number of NESS NEW XXXXX

Baltimore, MD 21212 301-377-2600

Samuel B. Shockley, vice President

Development Engrig. Consultants, Inc.

PETITION FOR ZONING VARIANCE

ON LOT 31, FIELDS OF SEMINARY

The Petitioner shall cause to be created restrictive

The Petitioner shall execute and record an appropriate

The Petitioner shall cause the deeds of Lots 29 and 30

covenants upon the deeds of record recorded in the Land Records

Seminary" prohibiting all front, side and rear yard fences of any

document among the Land Records of Baltimore County establishing

an ingress and egress easement over Lot 29 for the benefit of

Lot 30. The easement shall be 5' wide and shall be adjacent to

the north 35° 40' 00" east 114.10' line of division between the

of Baltimore County for Lots 29 and 30 of "The Fields at

created restrictive covenants upon the deeds of record recorded in the Land Records of Baltimore County for Lots 29 and 30 of "The

IN RE: PETITION FOR ZONING VARIANCE

NW/Cor. Summer Field Ct. and Wilderfield Court (22 Summerfield Court) 8th Election District 3rd Councilmanic District

* ZONING COMMISSIONER OF BALTIMORE COUNTY

* CASE # 88-416-A T.W.S., INC. PETITIONER

******** MEMORANDUM AND ORDER

The Petitioner herein requests a zoning variance to reduce the building to a building setback (Minimum 25') of 18 feet, as more particularly described on Petitioner's Exhibits 1 and 2.

The letitioner appeared, was represented by Robert J. Ryan, Esquire. He was supported by the testimony of the landowner. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and Commissioner, the requested variance should be granted.

public hearing on this Petition held, in the opinion of the Zoning

Development Emering Consultants, Inc. Site Engineers & Surveyors

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE

LOT #30 22 SUMMER FIELDS COURT 8TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

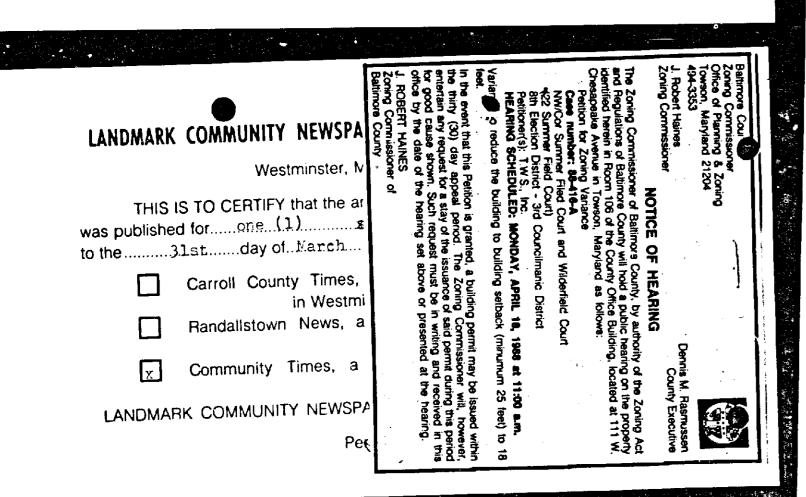
Beginning for the same at a point on the westerly right-ofway line of Summer Fields Court approximately 1,000 + from the intersection of Summer Fields Court and Seminary Avenue thence leaving said point for the following course and distance South 30 degrees 49 minutes 52 seconds West 13.89 feet to the Northerly right-of-way line of Wilderfield Court thence binding on said line South 76 degrees 50 minutes West, 126.61 feet thence leaving Wilderfield Court right-of-way, 1) North 13 degrees 10 minutes West, 46.14 feet 2) North 35 degrees 40 minutes East, 114.10 feet to the Westerly right-of-way line of Summer Fields Court. Thence Southeasterly along a curve to the right having a radius of 259.18 feet and length of 116.73 feet to the point of beginning. Being also known as Lot No. 30 as recorded on a plat entitled "Amended Plat 2 of 2, The Fields at Seminary" in Liber 55, Folio 138.

Containing 0.224 acres of land more or less. 86-152 12-07-87

6603 York Road Baltimore, Maryland 21212 (301) 377-2600

88-416-A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towns Mandand

Tourson, Maryland	
District 8 th: Posted for: Variance	Date of Posting March 29, 198
Posted for:	
Location of property: NEX/C Summer Fild Cour	eld lourt and Wilderfield Ct.
Location of Signs: NW/con Summer !	ield lout and Wilderfield C
Remarks: Posted by	Date of return: April 1, 1988



CERTIFICATE OF PUBLICATION TOWSON, MD., Musch 31, 19.88 THIS IS TO CERTIFY, that the annexed advertisement was Zoning Act and Regulations of Balti-more County will hald a public published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Petition for Zoning Variance
Case Number: 85-416-A
NW/Cor Summer Field Court
and Wilderfield Court
(22 Summer Field Court)
8th Election District
3rd Councilman's District
Petitioner(s): T.W.S., Inc.
Hearing Date: Monday
April 18, 1988 at 11:00 a.m.
Variance to reduce the building it March 31, 10, 88 THE JEFFERSONIAN, In the event that this Petition granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commis-sioner will, however, entertain any request for a stay of the issuance of asid permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing \$ 33.75 set above or presented at the hear-68-416-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this _____ day of February , 1989. Received by: Jenes E. Dyer Chairman, Zoning Plans Petitioner T.W.S., Inc. Petitioner's Advisory Committee Attorney BALTMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. J. Robert Haines TO Zoning Commissioner Date___March 24, 1988 P. David Fields FROM Director of Planning and Zoning Zoning Petition Nos. 88-408-A. 88-409-A, 88-410-A, 88-411-A, SUBJECT 88-414-A, 88-416-A, 88-417-A There are no comprehensive planning factors requiring comment on this cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines Zening Commissioner Date: 4-12-88 T.W.S., Inc. 8700 Old Herford Road Beltimore, Maryland 21234 Res Petition for Zoning Variance Dennis F. Rasmussen Case numbers 80-416-A MW/Cor Summer Filed Court and Wilderfield Court (22 Summer Field Court) 8th Election District - 3rd Councilmonic District Petitioner(a): T.W.S., Inc. HEARING SCHEDULED: HONDAY, APRIL 18, 1938 at 11:00 m.m. Pear Strat Please be advised that \$16.75 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself. BALTIMORE COUNTY MARY AND THE ZONING SIGN(S) AND POST(S) RETURNED L. NOT BE ISSUED. BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Maryland and bring 14/12/20 Office, County Office And the Company (15) minutes before AMOUNT S GE 97 and post set(s), there for each set not rome VIT interface. 4/15/57 thrown B 646********* Ettige Haines VALIDATION OR SIGNATURE OF CASHIER the second secon issioner of Baltimore County ccs: Samuel B. Shockley Hatson Homes, Inc.

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance Case number: 88-416-A NW/Cor Summer Filed Court and Wilderfield Court (22 Summer Field Court) 8th Election District - 3rd Councilmanic District Petitioner(s): T.W.S., Inc. HEARING SCHEDULED: MONDAY, APRIL 18, 1988 at 11:00 a.m. Variance to reduce the building to building setback (minimum 25 feet) In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. J. Robert Haires J. ROBERT HAINES Zoning Commissioner of Baltimore County ccs: Samuel B. Shockley Matson Homes, Inc. T.W.S., Inc.

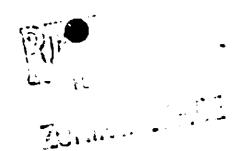
Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Baltimore County

494-3353

Zoning Commissioner
Office of Planning & Zoning

Towson, Maryland 21204



FEB. 29 1988

repruary 12, 1988



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 247, 250, 251, 252, 253, 254, 255 and 256.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF/pml-b

COUNTY OFFICE BLDG. 111 M. Chesapeake Ave. Towson, Maryland 21204 Mr. Thomas W. Sperl T.W.S., Inc. 8700 Old Harford Rd. Balltimore, MD 21234 RE: Item No. 248 - Case No. 88-416-A Petitioner: T.W.S., Inc. Petition for Zoning Variance

April 18, 1988

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Engineering Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Realth Department

MEMBERS

Project Planning Building Department Board of Education Zoning Administration Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, Chairman

6603 York Road

Zoning Flans Advisory Committee

Enclosures

Dear Mr. Sperl:

cc: Development Engineering Consultants, Inc. Baltimore, Maryland 21212

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

January 20, 1988

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Dennis F. Rasmussen

Re: Property Owner: T. W. S., Inc.

Location: NW/C Summer Fields Court and Wilderfield Court

Zoning Agenda: Meeting of 1/26/88

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW 4HI E JOPPA ROAD

ROBERT E. CARNEY, JR. ROBERT J. RYAN RICHARD E. LATTANZI JUDITH L HARCLERODE

E. SCOTT MOORE

RONALD A. DECKER

DAVID M MEADOWS

BALTIMORE, MARYLAND 21236

(30) 529-4600

October 21, 1988

J. Robert Haines, Esquire Zoning Commissioner of Baltimore County 111 West Chesapeake Avenue Baltimore, Maryland 21204

Re: Amended Order Case No. 88-416-A

Dear Mr. Haines:

The last paragraph of the Amended Order erroneously picked up the language of the last paragraph of Amended Order 88-415-A. I believe the correct language should read as follows:

> "4. The Petitioner shall cause the deeds of Lots 29 and 30 to specifically reference zoning Case No. 88-416-A."

The copy of the Amended Order which I received references Lots 21, 22, 23, and 24 in that last paragraph.

We will make that appropriate correction in the restrictive covenants and the deeds for those properties.

Very truly yours,

Robert J. Ryan

WITNESS the hands and seals of the parties of the first

BALTIMORE COUNTY SAVINGS BANK,

BY: (SEAL)
JOSEPH P. MATARAZZO, President

and second parts, this day and year first above written.

RJR:cl



MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW 4H E JOPPA ROAD BALTIMORE, MARYLAND 21236

September 19, 1988

ZONING OFFICE

Mr. J. Robert Haines Zoning Commissioner of Baltimore County 111 West Chesapeake Avenue Baltimore, Maryland 21204

Re: Case No. 88-415-A & Case No. 88-416-A
T. W. S., Inc., Petitioner

Dear Mr. Haines:

E SCOTT MOORE

ROBERT J RYAN

ROBERT & CARNEY, JR

RICHARD & LATTANZI

JUDITH L HARCLERODE

RONALD A DECKER

DAVID M MEADOWS

I am enclosing with this letter an Amended Memorandum and Order in each of the captioned cases. The Amended Orders incorporate the changes which I wrote to you about and which you acknowledged in your recent correspondence.

After the Amended Memorandum and Order in each of the cases has been signed, I would appreciate it if you would return a copy to me.

Very truly yours,

Robert J. Ryan

RJR:cl

Enclosures (2)

MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW

4HI E JOPPA ROAD BALTIMORE, MARYLAND 21236

August 17, 1988

ZONING OFFICE

Zoning Commissioner of Baltimore County 111 West Chesapeake Avenue Baltimore, Maryland 21204

Re: Case 88-416-A

Mr. J. Robert Haines

Dear Mr. Haines:

As you know from my letter of June 13, 1988, we are requesting a reconsideration of the Order on behalf of T. W. S., Inc., petitioner, and Matson Homes, Inc., contract purchaser.

I am enclosing with this letter a revised copy of the plat which accompanied the petition. This revised copy shows a proposed 5 foot ingress and egress easement over Lot 29 for the benefit of Lot 30. Assuming that this easement will meet your concern about access to the back yard of Lot 30, we would propose to have you amend your Order of May 20, 1988 by deleting the reference to Lot 31 in Paragraph 2. As indicated in my letter of June 13, we do not see a reason to restrict the construction of a fence on Lot 31, since that is a rather large lot and they may wish to install a swimming pool at some point in time. Also, the property line between Lots 31 and 30 does not obstruct the access to the back yard of Lot 30.

The second change is a modification in Paragraph 3 to specify the area to be included in the easement. Paragraph 4 is modified only to delete reference to Lot 31.

A copy of these proposed amendments is enclosed with this letter. If you wish to discuss them with me, please have your secretary call and we can discuss them by phone or in person.

Very truly yours,

RJR:cl

E SCOTT MOORE

ROBERT & CARNEY, JR.

JUDITH L HARCLERODE

RICHARD & LATTANZI

RONALD A DECKER DAVID M MEADOWS

Encls. (2)

cc: Matson Homes, Inc. (w/encls.)

DEED OF EASEMENT

D RC/F 12.00 DEED ESMT SN CLEEK 12.00 E\$4546 C002 R02 TU9:41 11/03/83

This Deed of Easement, made this 2 day of Marson Homes, INC., party of the first part, and BALTIMORE COUNTY SAVINGS BANK, F.S.B., Mortgagee, party of the second part.

WHEREAS, the Declarant is the owner of various lots including Lot Nos. 21, 22, and 23 as shown on the plat "2nd Amended Plat One of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 57, folio 39 (previously recorded in Plat Book E.H.K.Jr. No. 55, folio 14), and Lot Nos. 29 and 30 as shown on the plat "Amended Plat Two of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 55, folio 138.

WHEREAS, the Zoning Commissioner of Baltimore County issued Orders in Case Nos. 88-415-A and 88-416-A which require the Declarant to execute and record a document establishing ingress and egress easements over Lots 21 and 23 for the benefit of Lot 22, and establishing an ingress and egress easement over Lot 29 for the benefit of Lot 30.

NOW, THEREFORE, the party of the first part hereby: establishes an ingress and egress easement over Lot 23 for the benefit of Lot 22 which is 5' wide and is adjacent to the South 50 deg. 50' 00" East 110.60' line of division between the Lots; establishes an ingress and egress easement over Lot 21 for the benefit of Lot 22 which is 5' wide and is adjacent to the South 75 deg. 14' 53" West 111.79' line of division between the Lots; and establishes an ingress and egress over Lot 29 for the benefit of Lot 30 which is 5' wide and is adjacent to the North 35 deg. 40' 00" East 114.10' line of division between the Lots.

Except as herein granted, the party of the first part, its successors and assigns, and their heirs, successors, and assigns, shall continue to have full use and enjoyment of Lots 21, 23, and 29.

The party of the second part joins in this Deed of Easement solely for the purpose of consenting to and subordinating its lien of mortgage to the hereinbefore described easements and for that purpose only, fully retaining its lien on the property described in its mortgage. TRAILING CARACTUREST

RECEIVED FOR TRANSFER
State Disport rend of
Assess provide to Taxastica ASTICULTUPAL TRANSPER TAX for this have County Eduable NA TOA

Savian Hay 001/231 __ 3.c. 11.05600

ំនាងនៅជាន់នេះ។

Rould a Daken BY: SEAL) Vice President STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT: I HEREBY CERTIFY on this 2nd day of licentary 1988, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Joseph P. Matarazzo, President, Matson Homes, Inc., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said As witness my Hand an Notarial Seal. A OTARIA . . PUBLIC! My Commission Expires: 7/1/90 STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY on this 200 day of November 1988, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared <u>F.Scott Morroll</u>, Vice President, Baltimore County Savings Bank, F.S.B., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said body corporate.

As witness my Hand an Notarial Seal. ACOTAR) Ranald a Decken ci c.s My Commission Expires: 7/1/7.

> Morore, Eurney, Ryant Ludlanzi 4111 E. Jupon Rd Saltimore, Md 21236

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

D RAF 12.00 TECLAR 12.00 SH LLEITA HEADAT COOP INC TORILE 11/03/83

THIS DECLARATION, made this 2nd day of 22 day of 1988 by MATSON HOMES, INC., (hereinafter referred to as "Declarant"), and BALTIMORE COUNTY SAVINGS BANK, F.S.B., Mortgagee.

WHEREAS, the Declarant is the owner of various lots including Lot Nos. 21, 22, 23, and 24 as shown on the plat "2nd Amended Plat One of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 57, folio 39 (previously recorded in Plat Book E.H.K.Jr. No. 55, folio 14), and Lot Nos. 29 and 30 as shown on the plat "Amended Plat Two of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 55, folio 133 (hereinafter referred to as "Lots").

WHEREAS, the Zoning Commissioner of Baltimore County issued Orders in Case Nos. 83-415-A and 88-416-A, and required that the Declarant create restrictive covenants which prchibit all front, side, and rear yard fences of any kind on said Lots.

NOW THEREFORE, it is covenanted and agreed that fences shall not be constructed, erected, or placed on any front, side, or rear yard of said Lots.

The Lots shall be held, sold, and conveyed subject to the aforementioned restriction, covenant, and condition which is for the purpose of complying with the Order of the Zoning Commissioner of Baltimore County, and which shall run with the real property, and be binding on all parties having any right, title, or interest in the described Lots or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

BALTIMORE COUNTY SAVINGS BANK, F.S.B. joins in the execution hereof solely for the purpose of consenting to and subordinating its lien of mortgage to the provisions of this Declaration, fully retaining its lien on the property described in its mortgage.

WITNESS, the hand and seal of the parties hereto as of the day and year first above written.

MATSON HOMES, JHC, Section de TRANSFER TAX NOT REQUIRED Director of Empires AGEST'S THE TRANSFER THE NATIMOUS DON THE STANSYUME in the second contraction of - 1 to f our can diver to the account THE STORATORS VICE DATE OF THE 3413/4 - 1 1 ~ ·

BALTIMORE COUNTY SAVINGS BANK,

BY: (SEAL) Vice President

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY on this 1 day of 10 1986, before me, the subscriber, a Hotary Public of the State of Maryland, personally appeared Joseph P. Matarazzo, President, Matson Homes, Inc., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said body corporate.

As witness my Hand an Notarial Seal. 4:5 Feaunty,

My Commission Expires: ///

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY on this 3rd day of Maryland, personally appeared 5 South Flories. Vice President, Baltimore County Savings Bank, F.S.B., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said body corporate. As witness my Hand an Notarial Seal.

Notary Public 21-My Commission Expires: 7/1/4

> Miere Conny, Ryan & Ladonsi 4.11 E John Kar. Baltonic, 170 21236

